

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - August 13, 1969

Appeal No. 10126 H. Morley, appellant.

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee.

On motion duly made, seconded and unanimously carried with the absence of Messrs. McIntosh and Scrivener, the following Order of the Board was entered at the meeting of August 19, 1969.

EFFECTIVE DATE OF ORDER - December 21, 1970

ORDERED:

That the appeal for permission to change a nonconforming use from a beauty shop to a beauty shop and grocery and delicatessen or in the alternative variance of the use provisions to permit same at 1000½ Rhode Island Avenue, N.W., lot 19, Square 337 be conditionally granted as amended.

FINDINGS OF FACT:

1. The subject property is located in an R-4 District.
2. The property is improved with an apartment building which has a beauty parlor on the first floor. Adjacent to the beauty parlor is a storage room which has been used as a newspaper distribution office.
3. The entire area, including the beauty shop and storage room operated under Certificate of Occupancy No. B-39671 issued May 17, 1963.
4. Appellant amends this appeal to use the storeroom portion of the premises for a grocery store and delicatessen. There is existing an entrance which is separate and apart from that of the beauty shop and the apartments located above.
5. The Redevelopment Land Agency offers no objection to the granting of this appeal.
6. No objection to the granting of this appeal was registered at the public hearing.

Appeal No. 10126  
December 21, 1970  
Page 2

OPINION:

We are of the opinion that this use will not have an adverse affect upon the present character and future development of the neighborhood and will not substantially impair the purpose, intent, or integrity of the Zoning Regulations and Map.

This Order shall be subject to the following condition:

(a) No neon or gas tube displays shall be located on the outside of the building nor shall any such displays, if placed inside the building, be visible from the outside.

The Board reserves the right to direct revocation of the occupancy permit upon a proper showing that any terms or conditions of this Order have been violated.

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT:

ATTESTED:

By: \_\_\_\_\_  
PATRICK E. KELLY  
Secretary of the Board

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DIRECTOR OF INSPECTIONS WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.